

## **AGENDA**

### **TUSAYAN TOWN COUNCIL REGULAR MEETING**

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, April 9, 2014 at 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Town Council and to the general public that the Tusayan Town council will hold a meeting open to the public on Wednesday, April 9, 2014 at the Tusayan Town Hall Building. If authorized by a majority vote of the Tusayan Town Council, an executive session may be held immediately after the vote and will not be open to the public. The Council may vote to go into executive session pursuant to A.R.S. § 38-431.03.A.3 for legal advice concerning any matter on the agenda, including those items set forth in the consent and regular agenda sections. The Town Council may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting the Town Manager at (928) 638-9909 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

### **TOWN COUNCIL REGULAR MEETING AGENDA**

#### **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

#### **2. ROLL CALL**

**MAYOR GREG BRYAN  
VICE MAYOR AL MONTOYA**

**COUNCILMEMBER BILL FITZGERALD  
COUNCILMEMBER JOHN RUETER  
COUNCILMEMBER CRAIG SANDERSON**

❖ *One or two Council Members may attend by telephone*

#### **3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

*Members of the public may address the Council on items not on the printed agenda. The Council may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.*

*Members of the audience who wish to speak to the Council on an item listed as Public Hearing should complete a Request to Speak Card and turn it into the Town Clerk. Speakers will be limited to three minutes each.*

#### **4. CEREMONIAL AND/OR INFORMATIONAL MATTERS**

**A. Presentation on the increased fire danger and the upcoming fire season from James Simino, Tusayan District Ranger, and Holly Krake, Fire Information Officer, of the Kaibab National Forest**

**B. Mayor's Proclamation of April as Fair Housing Month**

**5. CONSENT AGENDA**

*Items on the consent agenda are routine in nature and will be acted on with one motion and one vote. Public hearing items are designated with an asterisk (\*). Members of the council or staff may ask the mayor to remove any item from the consent agenda to be discussed and acted upon separately.*

**A. Minutes of the Town Council Regular Meeting on 3/19/14 and Retreat on 3/25/14**

**B. Accounts Payable Billings**

**6. COMMITTEE REPORTS**

**A. Update on the Community Park Committee**

**B. Update on the Planning and Zoning Commission**

**7. PUBLIC HEARINGS**

**A. Tusayan General Plan 2024**

**B. Home Rule Option (Alternative Expenditure Limitation)**

**8. ACTION ITEMS**

**A. Consideration, discussion, and possible approval of Tusayan General Plan 2024 and Resolution No. 2014-04**

**9. DISCUSSION ITEMS**

**A. Discussion of streaming audio/video of Council meetings**

**B. Discussion of possible Town name change**

**10. TOWN MANAGER'S REPORT**

**11. FUTURE AGENDA ITEMS**

**12. COUNCIL MEMBERS' REPORTS**

**13. MAYOR'S REPORT**

**14. MOTION TO ADJOURN**

**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan, Arizona on this \_\_\_\_\_ day of April, 2014, at \_\_\_\_\_pm in accordance with the statement filed by the Tusayan Town Council.

\_\_\_\_\_  
Signature of person posting the agenda

ITEM NO. 4A



Will Wright < tusayantownmanager@gmail.com>

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## Interagency News: Fire Danger Ratings Increase Across Kaibab, Coconino National Forests and Grand Canyon National Park

2 messages

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Krake, Holly M -FS < hkrake@fs.fed.us>

Tue, Mar 25, 2014 at 8:49 AM

### Interagency News Release

For Immediate Release

## Fire Danger Ratings Increase Across Kaibab, Coconino National Forests and Grand Canyon National Park

Williams, AZ – As conditions continue to dry and warm across much of northern Arizona, fire managers on the Kaibab and Coconino National Forests and Grand Canyon National Park have moved several areas into ‘High’ fire danger. Other areas remain in ‘Low’ or ‘Moderate’ fire danger due to localized moisture conditions.

“High” fire danger means wildfires can start easily from most causes and that small fuels (such as grasses and needles) will ignite readily. Unattended campfires and brush fires are likely to escape and spread easily.

**CNF:** Mogollon Rim Ranger District: Moderate Fire Danger

**CNF:** Flagstaff Ranger District: Moderate Fire Danger

**CNF:** Red Rock Ranger District: High Fire Danger

**KNF:** North Kaibab Ranger District: Low Fire Danger

**KNF:** Tusayan Ranger District: High Fire Danger

**KNF:** Williams Ranger District: High Fire Danger

**GCNP:** South Rim High Fire Danger

**GCNP:** North Rim

Low Fire Danger

While there are no restrictions or closures in effect at this time, all forest and park visitors are asked to use caution with campfires and other ignition sources such as cigarettes. Likewise, communities can reduce the risk of damage from potential wildfire by becoming knowledgeable about and engaged in actions to plan and protect their homes and neighborhoods from wildfires. More information is available at [www.fireadapted.org](http://www.fireadapted.org).

Public land users are also reminded to be aware of red flag warnings or other fire weather conditions that may exist. More information is available at <http://firerestrictions.us/az/>

For additional information, please call Holly Krake (USFS), Fire Information Officer, 928-635-5653 or Kirby Shedlowski (NPS), Public Affairs Specialist, 928-638-7958.

USDA is an equal opportunity provider and employer.

-NPS/USFS-

Holly Krake, MEd

Fire Information Officer

USDA Forest Service

Kaibab National Forest- South Zone

742 S. Clover Road Williams, AZ 86046

p. 928-635-5653 f. 928-635-5680



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ITEM NO. 4B

**Town of Tusayan – Office of the Mayor**

**Proclamation**

**WHEREAS**, The National Fair Housing Law of 1986, as amended by the Fair Housing Amendments Act of 1988 prohibits discrimination in housing and declares it a national policy to provide within constitutional limits, for fair housing in the United States; and

**WHEREAS**, the principle of Fair Housing is not only national law and national policy but a fundamental human concept and entitlement for all Americans; and

**WHEREAS**, April has traditionally been designated as Fair Housing Month in the United States;

**NOW, THEREFORE, I, GREG BRYAN, MAYOR OF THE TOWN OF TUSAYAN** do hereby proclaim the month of:

**April 2014 as Fair Housing Month**

in Tusayan, Arizona and do hereby urge all citizens of this community to comply with the letter and spirit of the Fair Housing Law.

**DATED** this 9<sup>th</sup> day of April, 2014

\_\_\_\_\_  
Mayor Greg Bryan

**ATTEST:**

\_\_\_\_\_  
Melissa M. Drake, Town Clerk

ITEM NO. 5A

## **TUSAYAN TOWN COUNCIL REGULAR MEETING**

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, March 19, 2014 at 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

### **TOWN COUNCIL SUMMARIZED MINUTES**

#### **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Vice Mayor Montoya called the meeting to order at 6:15pm and the Pledge of Allegiance was recited.

#### **2. ROLL CALL**

**MAYOR GREG BRYAN** – arrived at 6:24pm

**VICE MAYOR AL MONTOYA**

**COUNCILMEMBER BILL FITZGERALD**

**COUNCILMEMBER JOHN RUETER**

**COUNCILMEMBER CRAIG SANDERSON**

Also present were:

Will Wright, Town Manager

Melissa M. Drake, Town Clerk

#### **3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Tusayan Fire District (TFD) Chief Robbie Evans spoke of his concerns about changes at the Grand Canyon National Park Airport. He praised former Airport Manager Mike Halpin for improving the relationship between the Airport and the Town. He has concerns about water storage, housing, and Town Hall being on the Airport property. He proposed the Council set up a committee consisting of business owners, TFD, South Grand Canyon Sanitary District, Hydro Resources, Coconino County Sheriff's Department, and Town of Tusayan to communicate with ADOT about concerns.

Former Airport Manager Mike Halpin thanked the Council for their cooperation during his tenure in Tusayan and praised the relationship developed over the last 7 ½ years. He echoed Chief Evans' concerns with the direction of the State in managing the Airport.

John Thurston requested streaming video to be available on the internet for Council meetings. If video is not feasible, he requested audio. Councilmember Rueter requested that this item be added to the next agenda.

#### **4. CEREMONIAL AND/OR INFORMATIONAL MATTERS**

None

#### **5. CONSENT AGENDA**

**A. Minutes of the Town Council Regular Meeting on 3/5/14**

## **B. Accounts Payable Billings**

Councilmember Rueter made a motion to approve the Consent Agenda. Vice Mayor Montoya seconded the motion. The motion passed on unanimous vote.

## **6. COMMITTEE REPORTS**

### **A. Update from the Community Park Committee**

Manager Wright stated that the storage shed has been ordered, Willdan is working on the Storm Water Pollution Prevention Plan, dirt work is progressing, and the School Board has approved the new map.

### **B. Update from the Planning and Zoning Commission**

Manager Wright stated that the Commission moved the General Plan forward to the Council and there will be a Public Hearing at the April 9<sup>th</sup> Regular Meeting.

## **7. ACTION ITEMS**

### **A. Consideration, discussion, and possible approval of funding to place conduit for utility lines for future use from west boundary of Red Feather property to the Trading Post (including under Highway 64)**

Manager Wright gave an update on this project and gave an overview of the letter he sent to Century Link requesting their participation. He also stated that he is in the process of communicating up the chain of command.

Clarinda Vail stated that she was in favor of the Town funding this project and stated that Red Feather Properties had already spent about \$25,000 to prepare the building for movement of the lines.

Mayor Bryan stated that there was a meeting with APS and their portion of the project will be moving ahead as soon as a contractor is chosen. Century Link stated that \$26,000 - \$28,000 would be required to move their lines.

Councilmember Rueter asked what the actual cost would be to move forward with the project. Manager Wright said that the final cost would not be determined until a contractor is assigned by APS.

Councilmember Rueter stated that he was in favor of funding the project. Mayor Bryan stated that he was opposed to funding the Century Link portion of the project but was in favor of funding the installation of the conduit.

The Council discussed the options and Manager Wright reviewed the cost information that has been provided.

The Council took no action.

**B. Consideration, discussion, and possible acceptance of Building Permit Fee Study**

Manager Wright noted that the final report from Walker Consulting and Heinfeld, Meech and Co. is in the Agenda Packet.

Clarinda Vail thanked the Council for performing this study. She stated that in her recent experience, Red Feather Properties had paid somewhere between \$18,000 and \$20,000 and never received a breakdown of the fees or an invoice for the Town's portion. She noted several instances in the report where the auditors could not get the data needed and stated that it was unacceptable.

Councilmember Fitzgerald stated that he was surprised by the findings and the lack of records from Willdan. He suggested hiring someone to set up a system within the Town for permitting to move forward.

Councilmember Fitzgerald made a motion to accept the study. Councilmember Sanderson seconded the motion and after brief discussion, it passed on unanimous vote.

Mayor Bryan requested the Town Manager to expedite the process of developing an RFP for Building and Engineering Services and send a request to Willdan for specific calculations and the fee table. Manager Wright stated that he would be out of town tomorrow so Mayor Bryan stated that he would work with the Clerk to produce and send the request.

**C. Consideration, discussion, and possible approval of, and authorization for the Mayor to sign, the Logan-Luca/Tusayan Ventures LLC Camper Village Authorization letter**

Manager Wright and Mayor Bryan introduced the topic.

Vice Mayor Montoya made a motion to approve the letter and authorize the Mayor to sign the letter. Councilmember Sanderson seconded the motion. Councilmember Rueter abstained from the vote based on his employment at Camper Village. The motion passed on a vote of 4 yeses and 1 abstention.

**8. DISCUSSION ITEMS**

**A. Discussion of Election Calendar including Home Rule Option (Alternative Expenditure Limitation)**

Manager Wright introduced the topic and noted that the Public Hearings will be scheduled for April 9<sup>th</sup> and April 16<sup>th</sup>.

The Council discussed the calendar and requirements for the process to move forward with the Home Rule Option.

**B. Discussion of date for next Council retreat day**

Manager Wright stated that the retreat was successful but was not complete. The details of the budget are still to be discussed. The Council discussed their availability and chose March 25, 2014 at 5pm.

### **C. Discussion of possible Town name change**

Manager Wright stated that this item was briefly discussed at the retreat and the Council requested it be discussed more fully.

Chief Robbie Evans stated that he was opposed to changing the name since it is the historic name and there would be a cost to all businesses

John Thurston asked if the Town would be required to "dis-incorporate" and re-incorporate with a new name. Mayor Bryan stated no. Mr. Thurston stated that if the goal is to bring additional people to Tusayan, it wouldn't work. He stated that tourists come here to see the Grand Canyon, not visit Tusayan.

Clarinda Vail asked what happened with the branding study; was it ever done? She distributed printouts to the Council showing internet searches she had done for Grand Canyon hotels. She noted that Tusayan hotels are listed in the search results. She stated that there should not arbitrarily be a name change. She stated that the Town name recognition has increased since the government shutdown.

Ms. Vail read a letter from Chris Thurston stating that he is not in favor of changing the name.

Mayor Bryan stated that the Grand Canyon Chamber and Visitors' Bureau (CVB) Branding Study has not moved forward but has not been cancelled. He stated that the Town Attorney has stated that the only requirement to change the name would be a vote by the Town's people and that it would be possible to use the name "Town of Grand Canyon." He discussed the confusion of the name with Tucson and that marketing advantages may be realized.

Councilmember Sanderson stated that a name change from his point of view should only be considered if there would be a benefit to the citizens of the Town.

Councilmember Rueter requested a clarification of the process which would be required. Mayor Bryan stated that citizens could petition or the Council could vote to refer the issue to an election. Mayor Bryan stated that the Town Attorney referenced Star Valley, Arizona which changed its name from Diamond Star with a vote of the citizens.

Mayor Bryan suggested holding a series of Town Hall Meetings to get input from the community and request the CVB head that up. He stated that from his point of view, a name change would be about marketing advantages.

The Council discussed the topic and was generally in favor of holding Town Hall Meetings. Mayor Bryan will work with the CVB to move forward with gathering input from the citizens on this topic.

## **9. TOWN MANAGER'S REPORT**

Manager Wright gave an overview of his report which was in the Agenda Packet.

Councilmember Fitzgerald asked if there is an alternate location for Govnet if the ADOT tower at the airport becomes unavailable. Manager Wright stated no and Mayor Bryan stated that the only issue currently is the language in the lease which needs to be worked out. Mayor Bryan asked Chief Evans about the status of the AIRS Program. He stated that there are technical issues to be resolved.

John Thurston asked if there was an advantage to using the tower at the airport versus the tower in Town. Mayor Bryan stated that the location and height of the airport tower made it more ideal.

## **11. FUTURE AGENDA ITEMS**

- 4/9 - Discussion of streaming video or audio of Council Meetings
- 3/25 – Retreat at 5pm in Council Chambers
- 4/23 – RFP for Building and Engineering services

## **12. COUNCIL MEMBERS' REPORTS**

Councilmember Fitzgerald provided photos to the Town Manager earlier in the week of the sign over the highway in Tonto Basin.

## **13. MAYOR'S REPORT**

- ADOT will have a meeting on April 2 about the bus shelter project
- Met with ADOT on Right of Way releases and there will be another meeting on March 26
- Mayor will be in Washington, D.C. in April about Senate Bill 1750 and another Senate Bill to repay funds used to reopen National Parks during the government shutdown

## **14. MOTION TO ADJOURN**

Councilmember Rueter made a motion to adjourn the meeting at 8:09pm. Councilmember Sanderson seconded the motion and it passed on unanimous vote.

**ATTEST:**

\_\_\_\_\_  
**Melissa M. Drake, Town Clerk**

\_\_\_\_\_  
**Greg Bryan, Mayor**

\_\_\_\_\_  
**Date**

**CERTIFICATION**

State of Arizona       )  
                                  ) ss.  
Coconino County       )

I, Melissa M. Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on February 5, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 2<sup>nd</sup> day of April, 2014

\_\_\_\_\_  
Town Clerk

**TUSAYAN TOWN COUNCIL RETREAT**  
PURSUANT TO A.R.S. § 38-431.02 & §38-431.03  
Tuesday, March 25, 2014 at 5:00pm  
TUSAYAN TOWN HALL BUILDING  
845 Mustang Drive, Tusayan Arizona

**TOWN COUNCIL SUMMARIZED MINUTES**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Bryan called the meeting to order at 5:05pm and the Pledge of Allegiance was recited.

**2. ROLL CALL**

**MAYOR GREG BRYAN**  
**VICE MAYOR AL MONTOYA**  
**COUNCILMEMBER BILL FITZGERALD**  
**COUNCILMEMBER JOHN RUETER** – arrived at 5:25pm  
**COUNCILMEMBER CRAIG SANDERSON**

Also present were:

Will Wright, Town Manager  
Melissa M. Drake, Town Clerk

**Mayor Bryan moved to Item 4.**

**4. REVIEW PRELIMINARY BUDGET FOR FY2014-15 AND REVIEW MULTI-YEAR BUDGET PLAN THROUGH FY2019**

Manager Wright reviewed the budget document which was distributed in the packet. He noted that each year from FY15 to FY19 was increased by 2.5% per year with the exception of a few line items which were increased or decreased based on actual plans. The Council discussed each line item and made following changes:

- Non-election years have no money budgeted for Elections
- A Public Relations line item has been added
- Town Manager Contract Services line item will be removed
- Council Member Compensation line item will be corrected to \$19,200 for actual compensation amounts
- Subdivision Regulations, Re-write Zoning Code Project, and Parking Study line items will go to \$0 after 2 years
- Housing Study line item will be renamed to Affordable Housing Planning and will go to \$0 after 3 years but will increase to \$40,000 for FY15 and FY16?
- Move Advertising from Development & Permits to Planning & Studies
- The Law Enforcement Needs Study line item was reduced to \$0 for FY15 and FY16 and was listed as \$30,000 for FY17 and FY18 and back to \$0 for FY19
- Rent Expense line item – Manager Wright will calculate CPI increases for future amounts
- Maintenance under Parks & Recreation will be increased by \$5,000 per year

- Vehicles line item should be changed to Vehicles/Equipment and changed to \$20,000 for FY15-FY19
- Fiber Optic Improvements line item will be \$250,000 for FY15 and FY16. FY 17-FY19 will be \$100,000.
- Bus Stop/Crosswalk line item will be \$0 after FY15
- Trail System Improvements will be \$50,000 for FY15-FY19
- Drainage Improvements will be increased to \$150,000 for each year
- Manager Wright will make recommendations on the Tusayan Employee Housing line item
- Disbursements – Grant line item will be increased to cover the CDBG project
- Manager Wright will look at ACC records for water company financial information for Water Service Acquisition and possibly add appropriate amount expense and funds (possibly from bonds) to zero out the item

The Council requested that the budget version for the next budget discussion have all description information.

The Council requested that Manager Wright review the budget and confirm the actual amounts listed for FY14 and determine his preference for each of the line items for the next meeting.

The Council discussed subsidizing building permitting and plan review fees in the future.

### **3. DEVELOP NEW GOALS AND PROJECTS FOR THE COMING YEAR**

In addition to the items discussed at the retreat in February, the Council added:

- Parks & Recreation – trails, workout stations along trails, tie in to Arizona Trail
- Multi-use Community Center as a long term goal
- Sidewalk to FSR302
- Excess ROW transfer with ADOT
- Bus Shelters
- Work with the Chamber and Visitors' Bureau on Branding Study, Marketing, and possible town name change
- Streaming audio of Council meetings
- Consider taking over the lighting district with possible expansion
- Possibly add banner poles on both ends of town for the Town's use
- Possibly add seasonal banners on existing poles
- Possibly add artwork or other beautification items at bus shelters and along sidewalks (Possibly bring in landscape architect for proposal)
- Placing utility lines underground (Manager Wright will research possible ordinances to require removal of overhead lines)
- Explore franchise options (fiber optic system or others)

### **5. MOTION TO ADJOURN**

Vice Mayor Montoya made a motion to adjourn the meeting at 8:19pm.  
Councilmember Fitzgerald seconded the motion and it passed on unanimous vote.

**ATTEST:**

\_\_\_\_\_  
**Greg Bryan, Mayor**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Melissa M. Drake, Town Clerk**

**CERTIFICATION**

State of Arizona     )  
                              ) ss.  
Coconino County     )

**I, Melissa M. Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on March 25, 2014.**

**I further certify that the meeting was duly called and held, and that a quorum was present.**

**DATED this 31<sup>st</sup> day of March, 2014**

\_\_\_\_\_  
**Town Clerk**

ITEM NO. 7A & 8A

# TOWN OF TUSAYAN STAFF REPORT

**Date:** April 9, 2014

**To:** Mayor and Town Council

**From:** Lawrence Tomasello, Town Planner

**Subject:** Public Hearing and Consideration of Tusayan General Plan 2024

**ISSUE:** This is a required public hearing on the Tusayan General Plan 2024. The Council will consider whether or not to adopt Resolution No. 2014-04; a resolution of the Mayor and Council adopting said General Plan.

**BACKGROUND:** Shortly after the Town incorporated, the Town Council adopted the Tusayan Area Plan as its land use guidance document. That plan had previously been approved by the Coconino County Board of Supervisors in 1995. The Tusayan Area Plan is still in effect today, but will be replaced by the Tusayan General Plan 2024 when it is adopted by the Town Council.

State law requires that every municipality in Arizona adopt a General Plan. The law prescribes the process for adoption and the minimum requirements of the Plan's content. The draft plan satisfies the requirements of state law.

On November 7, 2012, staff made a presentation to the Town Council on the preparation of a General Plan for Tusayan. On January 23, 2013, the Council adopted the General Plan Public Participation Plan and the General Plan planning process was under way.

Following are some of the highlights that have lead up to that point in the process.

- Formation and meeting of the General Plan Technical Review Committee
- Creation of a place on the Town's web site for the General Plan
- 28 Stakeholder interviews.
- 3 town hall workshops

On September 20, 2013, the draft General Plan was transmitted to various stakeholders for the State mandatory 60 day review. The following comments were received on that Plan:

- Carolyn K. Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer on behalf of Red Feather.
- William L. Towler, FAICP, former Coconino County Community Development Director.
- David V. Uberuaga, Superintendent, Grand Canyon National Park.
- Sandy Bahr, Chapter Director, Sierra Club – Grand Canyon Chapter.

- Coconino County Health Public Health Services District.
- Bob Short, Senior Planner, Coconino County Community Development Department.
- John F. Dalby, Flagstaff District Development T.E.S., Arizona Department of Transportation.

All of these comments, in their entirety, were previously provided to the members of the Planning & Zoning Commission. Commissioners were also provided with a copy of the General Plan that was transmitted for the 60-day review.

**DISCUSSION:** Provided with this report is a copy of the General Plan that has been revised to reflect many of the comments received as a result of Town workshops and Planning & Zoning Commission hearings. Initially, not all of the comments were incorporated into the revised and updated draft General Plan. However, based on a Town workshop on December 30, 2013, a Planning and Zoning Commission public hearing on January 14, 2014, an additional Town workshop held on February 4, 2014, and an additional hearing by the Planning and Zoning commission held on February 25, 2014, the many and complete revisions were made. On March 12, 2014, the Commission met for a final time before passing a motion to recommend adoption of the revised General Plan by the Town Council.

The following is a summary of some of the more significant changes that were made prior to the Planning and Zoning Commission public hearing on January 14, 2014 and a Town Meeting held on February 4, 2014.

- “Natural Setting” and “Demographics” sections have been moved from the Land Use chapter to the “Introduction”. It was determined that this was a more logical place to find that information.
- Additional policies were added to require the transmittal for review of land development applications to the Fire District, Sanitary District, School District, and Grand Canyon National Park.
- The section on Water Companies has been substantially revised with the assistance of the Town Attorney. There have been significant changes in the status of the water providers in Tusayan since the previous draft of the Plan. The other result of this new information was the elimination of Exhibit D, Water Company Customers. This Exhibit is no longer needed since in the future there will be only one water company.
- A new goal and objective dealing with improved access to health care facilities.
- A study is recommended prior to the establishment of any new shuttle stops. Increased ridership is recognized as an important component of this consideration.
- Recognition that the community values aesthetics and the visual environment.
- Updated floodplain boundaries to be shown on the exhibits.
- Revise the Land Use Map to show property on the north side of RP Drive as Commercial instead of Multi-Family Residential.
- Since this is intended to be a 10 year plan and it will not be adopted in 2013, the official title was changed to Town of Tusayan General Plan 2024.

In addition to the above, a Town meeting was held on December 30, 2013, where additional input was made by staff regarding information received to date and for comments and questions from those attending that Town meeting.

Major revisions which occurred following the Planning and Zoning Commission public hearing on January 13, 2014, Town meeting held on February 4, 2014, and Commission hearings held on February 25, 2014, and March 12, 2014, are as follows:

- A Visions Statement was added (under Chapter 1: Introduction)
- Additional policies were added under Public Services and Facilities dealing with the Fire Department, potable and non-potable water supply, distribution and storage, a requirement for development to hook-up to a sewage treatment system, and a new map (Exhibit D) showing the SGCSC and NACOG boundaries.
- Chapter 4: became Transportation/Circulation requiring new major developments to submit a study demonstrating how a developer will mitigate any adverse traffic impacts.
- Chapter 5: Housing added several policies to address the shortage in housing inventory affecting the Town.
- Chapter 7: Land Use was significantly revised to eliminate all references to zoning issues except for a matrix that was added to show the relationship between zone districts and land use classifications of the General Plan. However the matrix has, because of interpretation issues, since been removed. The residential designations of the Land Use Map were changed from Low Density (2 du/ac) to (1 to 6 du/ac); Medium Density was changed (6 du/ac) to (7 to 14 du/ac), and multi-family was changed from (20 du/ac) to (15 to 30 du/ac) where topographical limitations are not an issue. Also an industrial land use designation was added.
- A new Chapter 8: Impacts on Land was added where Parking Demand, Native American Presence, Coconino Wash and Floodplain Management, Aggregate Resources, and Access to Incident Solar Energy were removed from Chapter 7 and given their own chapter.
- The old Chapter 8 (Land Use) is now Chapter 9 (Implementation)
- Criteria for General Plan Amendment in Chapter 9 was revised to where any change in land use on 20 acres or more shall require a major amendment, any change from residential to a non-residential land use for 10 acres or more is now a major amendment.
- All objectives, including the new ones, are listed under implementation activities by short term, short and intermediate term, intermediate term, and long term.
- Changes to Table of Contents under Exhibits are the elimination of Water Company Customers, Zoning Map of the Town of Tusayan, Generalized Existing Land Use, Generalized Future Land Use, and addition of Land Use Map.
- Motion of the Planning and Zoning Commission to forward the revised and updated version of the Tusayan General Plan 2024 to the Town Council with a recommendation of approval as amended.

- The Planning and Zoning Commission, at its public hearing on February 25, 2014, reviewed the Draft General Plan as presented and referred it back to staff to consider comments received from the National Park Service. The updated General Plan was returned to the Planning and Zoning Commission on March 12, 2014, for further deliberation and action.

**RECOMMENDATION:**

Council approve Resolution No. 2014-04; A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF TUSYAN ADOPTING THE TUSAYAN GENERAL PLAN 2024.

**ATTACHMENTS:**

1. Resolution 2014-04
2. March 12, 2014, Planning and Zoning Commission Minutes

## **RESOLUTION NO. 2014-04**

### **A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF TUSAYAN ADOPTING THE TUSAYAN GENERAL PLAN 2024**

**WHEREAS**, A.R.S. Section 461.05 requires all municipalities to adopt a comprehensive, long-range general plan for the development of the municipality; and

**WHEREAS**, the State of Arizona requires all municipalities to have a general plan as set forth under Growing Smarter legislation passed in 2000 (Arizona Revised Statutes, Title 9, Article 6; and

**WHEREAS**, the Town Council approved a Public Participation Plan on January 23, 2013, as required by State law; and

**WHEREAS**, on January 28, 2013, a place was created on the Town's web site for the Tusayan General Plan 2024 to keep the public informed of progress on the Draft General Plan; and

**WHEREAS**, on January 15, 16, 22, 23, 2013, and on February 1, 4, 5, and 12, 2013 the Town conducted stakeholder interviews to determine how stakeholders view the community and how they would like to see it develop in the coming years; and

**WHEREAS**, on September 20, 2013, in accordance with State Statute, the Draft General Plan was transmitted to various organizations, entities, and agencies; and

**WHEREAS**, on July 2, 2013, the General Plan Technical Committee met to ensure a broad perspective on issues to be addressed in the General Plan; and

**WHEREAS**, four public workshops were held on March 5, 2013, July 2, 2013, December 30, 2013, February 4, 2014, to discuss comments and responses submitted from various entities; and

**WHEREAS**, public hearings were held by the Planning and Zoning Commission on August 20, 2013, followed by a Town Council meeting on August 21, 2013, with additional Planning and Zoning Commission hearings held on December 17, 2013, January 14, 2014, February 4, 2014, February 25, 2014, and March 12, 2014; and

**WHEREAS**, during the formation of the General Plan, a consultant who has extensive experience in both drafting general plans and community outreach was retained to facilitate public involvement during the adoption process; and

**WHEREAS**, subsequent to the Planning Commission public hearing on March 12, 2014, several changes were made at different times to the Draft General Plan in response to input from various agencies, committees, and the general public over a period of time; and

**WHEREAS**, at the conclusion of the public hearing held by the Planning and Zoning Commission on March 12, 2014, the Commission unanimously determined to approve the Tusayan General Plan 2024; and passed a motion recommending that the Town Council adopt the Tusayan General Plan 2024; and

**WHEREAS**, on April 9, 2014, following notice to the public, the Town Council held a public hearing on the Tusayan General Plan 2024 and passed Resolution 2014-04 adopting the Tusayan General Plan 2024.

**NOW, THEREFORE, IT IS RESOLVED**, that the Mayor and Council of the Town of Tusayan, Coconino County, Arizona hereby determines:

- Section 1.** That the Town Council finds that all of the procedural requirements for adoption of a general plan as set forth in A.R.S. Section 461.05 and 461.06 have been followed.
- Section 2.** That the Town Council adopts the Tusayan General Plan 2024, attached hereto as Exhibit A.
- Section 3.** The Tusayan General Plan 2024, in the form attached hereto as Exhibit "A" and incorporated herein by reference, is hereby adopted.
- Section 4.** The Tusayan General Plan 2024 shall be deemed to have been adopted as of the thirtieth (30<sup>th</sup>) day following the adoption of this Resolution and shall be valid for a term as set forth in Ariz. Rev. Stat. 9-461. Nothing herein shall preclude the Town Council from adopting a new General Plan hereto in the manner provided by law.
- Secton 5.** The Mayor, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

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Greg Bryan, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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Melissa M. Drake, Town Clerk

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William Sims, Town Attorney

ITEM NO. 7B

## 2015-2016 EXPENDITURE LIMITATION CALCULATION

One of the most important steps in determining whether or not you will need to seek an alternative to the state-imposed limitation is the calculation of your 2015-2016 expenditure limitation. This calculation will be accomplished for you by the Economic Estimates Commission (EEC). The EEC must provide you with a preliminary limit by February 1 and a final figure by April 1.

Because these dates may not be in time for you to determine whether you must seek an alternative to the state-imposed limitation, we have provided the formula for estimation of your state-imposed limitation for 2015-2016.

Before you proceed to the actual calculation, let us caution you on a couple of points. Population figures used in your calculations must be from the Department of Administration. We do not have current published projections. To obtain the projections needed, contact Jim Chang, Department of Administration (see address and phone number on page 20). In projecting your expenditure limitation for fiscal year 2015-2016, you will need population projections beginning with the July 1, 2014 figure.

We have also provided a listing of DES 1978 populations as well as the Economic Estimates Commission (EEC) 1979-80 Base Limitations necessary for the calculation of your expenditure limitation on the following page.

**In addition, the percent change in the GDP implicit price deflator provided in the calculation format below may change between when this Guide is prepared and the time you are actually doing the calculations for your submission to the Auditor General's Office.** Accordingly, the deflator figure no estimate your 2015-2016 expenditure limitation by inserting the appropriate information and multiplying or dividing as directed:

### 2015-2016 EXPENDITURE LIMITATION

$$\begin{array}{ccccccc} \frac{560}{\text{Population (2014)}} & ) & \frac{606}{\text{Population (1978)}} & = & \frac{.9241}{\text{Population Factor}} & \times & \frac{\$470,573}{\text{Base Limitation (1979-80)}} \\ & & & & & & \\ = & \frac{\$434,856.50}{\text{Population (2014)}} & \times & \frac{2.8754}{\% \text{ Change in GDP Price Deflator}} & = & \frac{\$1,250,386}{\text{2015-2016 Expenditure Limitation}} & \end{array}$$

This 2015-2016 expenditure limitation figure is only an estimate due to the possible adjustments in your population figures and the percent of change in the GDP deflators. It should, however, assist you in determining whether your community wants or needs to seek an alternative to the state-imposed limit.

**ALTERNATIVE EXPENDITURE LIMITATION  
(Home Rule Option)  
DETAILED ANALYSIS**

Pursuant to the Arizona State Constitution, the Town of **Tusayan** as authorized by Resolution # **2014-03** passed on **April 16, 2014** will seek voter approval to adopt an alternative expenditure limitation (Home Rule Option) to apply to the City/Town for the next four years beginning in 2015-2016.

Under a Home Rule Option if approved by the voters, the town estimates it will be allowed to expend approximately **\$4,130,600** in 2015-2016, **\$3,905,000** in 2016-2017, **\$3,925,000** in 2017-2018 and **\$4,155,000** in 2018-2019.

With approval of the Home Rule Option, the city/town will utilize the expenditure authority for all local budgetary purposes including **General Government, Public Safety, Streets & Highways, Enterprise Fund, and Capital Improvements**. We estimate that the expenditures for the next four years under the Home Rule Option will be as follows:

**ESTIMATED AMOUNTS TO BE EXPENDED IN SPECIFIC AREAS**

Purpose	2015-2016	2016-2017	2017-2018	2018-2019
General Government	\$1,446,750	\$1,448,500	\$1,450,000	\$1,546,750
Public Safety	\$ 400,000	\$ 381,500	\$ 400,000	\$ 400,000
Streets & Highways	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Enterprise Fund	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Capital Improvements	\$1,008,850	\$ 800,000	\$ 800,000	\$ 933,250
Total Expenditures	\$4,130,600	\$3,905,000	\$3,925,000	\$4,155,000

If approved, the expenditures authorized will be funded from revenues obtained from federal, state and local sources. It is estimated that the amount of revenue from each source for the next four years will be as follows:

**ESTIMATED AMOUNTS OF REVENUE FROM EACH AND ANY SOURCE**

Source	2015-2016	2016-2017	2017-2018	2018-2019
Federal	\$ 62,800	\$ 0	\$ 0	\$ 200,000
State	\$ 317,800	\$ 320,000	\$ 325,000	\$ 330,000
Local	\$2,550,000	\$2,385,000	\$2,400,000	\$2,425,000
Enterprise Fund	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Total Revenues	\$4,130,600	\$3,905,000	\$3,925,000	\$4,155,000

(The city/town property tax shall be limited to the amount prescribed in the Arizona State Constitution).

In determining the revenue sources to fund the authorized additional expenditures under the alternative expenditure limitation, it is assumed that the federal, state and local revenues received by the city/town will continue to be available in 2015-2016 as they have for the past 4 years. Their continued availability is also assumed for the next three consecutive years following 2015-2016.

Any and all dollar figures shown in this analysis are estimated figures only and are based upon information available at the time of preparation of this report. The budgets and actual expenditures in any given year may be more or less than the figures noted above depending on available revenues. The actual expenditure limitation for each fiscal year shall be adopted as an integral part of the budget for that fiscal year.

**ALTERNATIVE EXPENDITURE LIMITATION**  
**(Home Rule Option)**  
**SUMMARY ANALYSIS**

The voters of the Town of Tusayan in 2010 adopted an alternative expenditure limitation (Home Rule Option). The purpose of this election is for the continued use of the Home Rule Option.

Pursuant to the Arizona State Constitution, the Town of Tusayan seeks voter approval to adopt a Home Rule Option to apply to the town for the next four years beginning in 2015-2016. Under a Home Rule Option if approved by the voters, the town estimates it will be allowed to expend approximately **\$4,130,600** in 2015-2016, **\$3,905,000** in 2016-2017, **\$3,925,000** in 2017-2018 and **\$4,155,000** in 2018-2019.

With approval of the Home Rule Option, the town will utilize the expenditure authority for all local budgetary purposes including **General Government, Public Safety, Streets & Highways, Enterprise Fund, and Capital Improvements**.

Under the state-imposed limitation the town estimates it will be allowed to expend approximately **\$1,250,386** in 2015-2016, **\$1,271,781** in 2016-2017, **\$1,294,046** in 2017-2018 and **\$1,315,484** in 2018-2019 for the operation of your local government. These expenditure estimates include expenditures of constitutionally excludable revenues.

The amount of revenue estimated to be available to fund the operation of your town government is **\$4,130,600** in 2015-2016, **\$3,905,000** in 2016-2017, **\$3,925,000** in 2017-2018 and **\$4,155,000** in 2018-2019. These revenue estimates are the same under the Home Rule Option or the state-imposed expenditure limitation.

Any and all dollar figures presented in this summary are estimates only and are based upon information available at the time of preparation of this analysis. The budget and actual expenditures in any of the four years may be more or less than the expenditures noted above depending on available revenue.

If no alternative expenditure limitation is approved, the state-imposed expenditure limitation will apply to the town.

**ALTERNATIVE EXPENDITURE LIMITATION  
(Home Rule Option)  
SUMMARY ANALYSIS WORKSHEET**

**POPULATION FACTOR COMPUTATION**

Fiscal Year	Prior Fiscal Year Population	)	1978 Population	=	Population Factor
2015-2016	560	)	606	=	.9241
2016-2017	560	)	606	=	.9241
2017-2018	560	)	606	=	.9241
2018-2019	560	)	606	=	.9241

**STATE-IMPOSED EXPENDITURE LIMITATION**

Fiscal Year	1979-80 Base Limit	x	Population Factor	x	Inflation Factor	=	Projected State-Imposed Expenditure Limitation	+	Estimated Exclusions	=	Total Expenditures Under State-Imposed Limit
2015-2016	\$ 470,573	x	.9241	x	2.8754	=	\$1,250,386	+	0	=	\$1,250,386
2016-2017	\$ 470,573	x	.9241	x	2.9246	=	\$1,271,781	+	0	=	\$1,271,781
2017-2018	\$ 470,573	x	.9241	x	2.9758	=	\$1,294,046	+	0	=	\$1,294,046
2018-2019	\$ 470,573	x	.9241	x	3.0251	=	\$1,315,484	+	0	=	\$1,315,484

**ITEM NO. 10**

Manager's Report  
April 9, 2014

- I. **ADMINISTRATION:**
  - a) Staff will work to enroll the town in the Local Government Investment Pool (LGIP) for funds in reserve to earn higher returns for the community;
- II. ADOT – Willdan has been asked to put plans together for extending the sidewalk on the southeast side to terminate into FS302 road as well as to replace the sign structure in that general area on which the service organization signs and the gateway community sign for the Arizona Trail would be displayed. The thinking is that the contractor for the bus shelters (Conco Concrete) may be able to do this work while working on the shelters.
- III. AIRS – Chief Evans is seeking technical clarification on the viability of the AIRS program in Tusayan. Staff will continue to work with the TFD to assist with putting this program into place and provide any assistance to improve emergency communications in this area.
- IV. BROADBAND – Representatives of GovNet continue to work with ADOT officials about putting in a new 120' tower at the airport that would increase broadband into this area. Town officials and staff continue to work in the ongoing efforts to improve internet services to this area.
- V. BUDGET – a preliminary budget for FY2014-15 was provided at the Council Retreats, which staff continues to work on for the upcoming Home Rule election hearings.
- VI. CDBG – The final documents were submitted to ADOH with the Mayor and Town Attorney's signature. The Town should receive its authorization letter from ADOH to proceed with this project.
- VII. COMMUNITY PARK – Willdan applied for and received a SWPPP for the Town from the State for the dirt piles and work at the park. Willdan is also putting together a performance bid for the dirt work at the park. Staff plans to follow up with Art Babbott regarding the County Parks and Open Space (CPOS) program to express Tusayan's interest in participating in this program.
- VIII. **COUNCIL FOLLOWUP:**
  - a) Coconino County Health Department has been requested to submit a budget to the town for animal control services so they can be include in the upcoming fiscal year;
  - b) Staff is finishing up the RFQ for engineering services and the RFP for building and planning services, which should be done for Council review at the end of April.
- IX. DEVELOPMENT/P&Z MEETING – The P&Z Commission met on March 12, 2014 on the draft General Plan and approved it with a couple of minor recommendations. The General Plan will now go to the Town Council for their consideration at their April 9<sup>th</sup> meeting. Lawrence Tomasello is the new planner from Willdan.
- X. DRAINAGE – J2 Engineering is continuing to work on phase 2 of the drainage study which will be under the \$40,000 cap for estimated costs for this study. The Mayor was able to get ADOT to send us the aerial maps of this area, which we'll copy for J2. They will be useful to J2 in completing the drainage study as well as to the town on other projects. J2 is putting together a summary of projects that will begin to address the town's drainage issues.

- XI. MUNICIPAL CODE – Staff continues to work through the process of putting municipal code information together for the Council to review according and due to other more pressing activities has had to change the schedule shown on future meetings. Staff is also working to put approved codes in a binder for Council to have as we move forward. The Council approved the Building Codes in January 2014.
- XII. PUBLIC OUTREACH – James Simino the new FS Ranger for the Tusayan District and Holly Krake, the Fire Information Officer for the Kaibab FS will be coming to the April 9<sup>th</sup> Council meeting. Mike Williams, Kaibab Forest Superintendent called to say he'd be coming to meet with the Council in the near future and appreciates that James was able to attend the recent emergency services meeting with the Council and other public safety officials.
- XIII. STILO – The amendment to the Pre-Annexation Development Agreement (PADA) with Stilo was passed by the Council in their January 22, 2014 meeting and the final execution of agreements, deeds, et cetera is being completed between officials of the Town and the Stilo Group. The work of obtaining access from the Forest Service can now start in earnest with the Town taking the lead on this part of the project. There will be a coordinating meeting between the Town and Stilo representatives on April 9<sup>th</sup> to review the application material Stilo has already put together for the Forest Service to consider for access to the Kotzin Ranch property.

# TOWN OF TUSAYAN

at the entrance to Grand Canyon National Park

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April 1, 2014

Mr. Craig Loden, Director  
Engineering and Construction for Greater Arizona  
Century Link  
333 East Wetmore Road  
Tucson, AZ 85705

Dear Mr. Loden:

This letter is in follow up to recent conversations with Century Link representatives regarding the cost estimate Century Link extended to the Town of Tusayan for the placement of a section of Century Link lines underground as well as the removal of utility poles, in conjunction with an upcoming project by Arizona Public Service (APS) in our community. As has been discussed, APS will be putting a section of their overhead lines underground with the idea of removing the utility poles in a project that they have deemed necessary for safety purposes. Further, APS is aware of the town's ongoing efforts to make the community aesthetically pleasing to residents and the approximately 4½ million visitors annually who travel through our town with some staying here while in route to experience the Grand Canyon. This project will remove overhead lines and, we thought, the utility poles at an estimated cost of upwards of several hundred thousand dollars to APS, which is a positive step from the Town's perspective.

This letter is to appeal to Century Link's community-mindedness so that Tusayan, as the entrance to the Grand Canyon, one of the Seven Natural Wonders of the World, can realize its vision and goals for the community. The Vision Statement in Tusayan's General Plan states, "The Town foresees itself as a major entrance and staging center for visitors wishing to visit the Grand Canyon National Park." "The Town not only intends to continue maintaining a sense of community pride through progressive cooperation among its residents, businesses, and government, but also to encourage additional facilities and services to serve the needs of both residents and visitors alike." "This vision of Tusayan includes an attractive, well maintained Town that is family oriented and friendly ...."

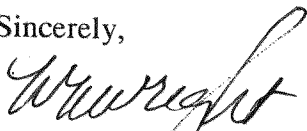
Some of the stated goals in the General Plan, include, 1) "This would tend to indicate a vision of Tusayan as an attractive, welcoming community"; 2) "Improve the appearance of Tusayan from the view of the motoring public"; and 3) "The Town shall encourage APS and providers of communications to place all future utility and communication lines underground, and to continue to place existing lines underground wherever possible." In short, town officials and the community place a high value on keeping Tusayan well maintained and beautiful by encouraging cooperation among businesses to do their part to keep Tusayan a show place and a high quality host to the many visitors traveling through and staying here on their visit to the Grand Canyon.

As you may or may not be aware, during the planning and renovation of our Main Street, Highway 64, the utility companies were asked to place conduit under the highway for future removal of overhead lines. At that time APS participated while Century Link declined, forcing the town to place additional conduits under the highway at the town's expense. Now when it appears that these utility poles will be removed by APS at their expense, we find out that Century Link again is declining to participate which would leave the overhead lines and poles in place. We find it disappointing that Century Link who takes pride in championing and serving rural Arizona is not willing to take advantage of this safety and beautification opportunity.

It is for these reasons that Town officials respectfully request Century Link to participate in placing its lines underground so that the utility poles in the center of town could also be removed with the upcoming APS project. It would be short-sighted, in our opinion, not to take advantage of the open trench that would allow Century Link to remove not only the overhead lines, but the utility poles in the heart of our community. The town is certainly willing to assist in this effort, but feels strongly that Century Link needs to do its part, as an important business member of our community. This is an important step in beautifying the primary entrance to Grand Canyon National Park and we are surprised that Century Link doesn't see itself as a true partner in this effort, which will go a long way to assist the Town in realizing its vision and goals to make Tusayan 'an attractive, welcoming community'.

I appreciate your consideration of this request and are open to discussing this project with you, since time is of the essence. I look forward to hearing back from you soon on this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Will Wright', written over a horizontal line.

Will Wright, Manager  
Town of Tusayan

Cc: J. David Meyers, Mayor Bryan and Town Council, Grand Canyon Chamber and Visitors Bureau